



CITY APPOINTEES
MARY SHARP, VICE CHAIR
SCOTT FLEMING
MARGARET PRITCHARD
JAMES TOLES

MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY
CITY HALL - 125 N. MAIN ST., STE. 469 - MEMPHIS, TENNESSEE 38103 - (901) 576-6601



COUNTY APPOINTEES
JON MCCREERY, CHAIR
ROBERT NORCROSS
EMILY TRENHOLM
DESIREE LYLES WALLACE
LISA WILBANKS

MINUTES June 11, 2015

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Scott Fleming	X	
Member	Margaret Pritchard	X	
Member	Robert Norcross	X	
Member	James Toles	X	
Member	Emily Trenholm	X	
Member	Desiree Lyles Wallace	X	
Member	Lisa Wilbanks	X	
Alt. Member	Frank Colvett, Jr.		X

Call to Order and Roll Call

Chairman McCreery called the meeting to order at 10:00 a.m. Chip Saliba called the roll.
There was a quorum.

LUCB Staff: Calvin Abram, Brian Bacchus, Don Jones, Troy Frasier, and Norman "Chip" Saliba.

Others Present: Steve Basar, Rebecca Beaton, Stella Buchignani, Chase Carlisle, Jeremy Cavello, Richard Cook, Bill Doe, Bill Gillon, Ronald Harkavy, Dennis Lynch, Cindy Reaves, C. Riez, Bill Silliman, Jeff Slenker, Brenda Solomito-Basar, Nathan Steppach, Jeff Word and Lou Wordlaw.

Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement.

Secretary's Report

There were none.

Approval of Minutes: May 14, 2015

Pritchard made a motion to approve LUCB minutes from May 14, 2015. The motion was seconded by Board Member Sharp. The motion passed unanimously.

General Order of Public Hearing

Chairman McCreery explained the procedure for hearing the applications; staff presentation for the application; applicant comments; comments from the public; time limits; rebuttal; and the LUCB's discussion and action. Chairman McCreery also explained the procedure for hearing the Consent Agenda Items. He then introduced Board Member Lisa Wilbanks to be the Subdivision Chair and to read the Consent Agenda Items. The Consent Agenda Items 1, 2, 5, 6, 9, 10 and 11 was read.

Consent Agenda (Items 1, 2, 5, 6, 9, 10 and 11)

- | | |
|--------------------------|--|
| 1. CASE NUMBER: | <u>P.D. 15-306</u> |
| PROJECT LOCATION: | <u>Southeast corner of Jackson Avenue and Main Street.</u> |
| Request: | Planned Development (add uses currently not allowed within the MU District, re-position and legalize billboard). |
| Staff's Recommendation: | Approval with conditions and delete Condition (1.c) |
| 2. CASE NUMBER: | <u>S.U.P. 15-208</u> |
| PROJECT LOCATION: | <u>5050 SUMMER AVENUE</u> |
| Request: | To allow a used auto sales dealer within the CMU-3 zoning district. |
| Staff's Recommendation: | Approval with conditions |
| 5. CASE NUMBER: | <u>P.D. 84-319</u> |
| DEVELOPMENT NAME: | <u>WALNUT BEND OFFICE CENTER-BLDG C</u> |
| Request: | Modify site plan to eliminate three parking islands from Bldg C. |
| Staff's Recommendation: | Approval with conditions |
| 6. CASE NUMBER: | <u>P.D. 06-342 CC</u> |
| DEVELOPMENT NAME: | <u>WINCHESTER/HACKS CROSS RD. PD</u> |
| Request: | Change from Commercial to Multi-Family (apartment complex) uses. |
| Staff's Recommendation: | Approval with conditions; for Condition 2 --"add new concept plan for Area D to the outline plan". |
| 9. CASE NUMBER: | <u>P.D. 15-312</u> |
| PROJECT LOCATION: | <u>2144 MADISON AVE.</u> |
| Request: | To allow a Planned Development for a Hotel within an existing PD 86-345. |
| Staff's Recommendation: | AGREED UPON 30-DAY HOLD |

10. CASE NUMBER: S.U.P. 06-205 CC
PROJECT LOCATION: North side of Stateline Road; +/-2,215' west of Hacks Cross Road
Request: Major modification for a change in ownership and to modify the approved site plan to construct a new 30' x 30' (900 sq. ft.) accessory outbuilding.
Staff's Recommendation: Approval with (2) site plan conditions

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. Agenda Item 9 was pulled. Chairman McCreery then asked the board members for a motion to approve Consent Agenda Items 1, 2, 5, 6, 10 and 11. Board Member Wilbanks made a motion to approve Consent Agenda Items 1, 2, 5, 6, 10 and 11 in agreement with staff's recommendations. The motion was seconded by Board Member Sharp. The motion passed unanimously.

REGULAR AGENDA ITEMS:

Chairman McCreery introduced Board Member Pritchard who would serve as Zoning Chair and she then called the first case.

Item 3: CASE #: S 15-06 **THE VILLAGE SUBDIVISION**
Request: 2 lots.
Location: NE corner of Williamsburg Lane & Village Drive
Applicant: Biffco GP and Investor Nation, LLC
Applicant Representative: Cindy Reaves, SR Consulting LLC
5909 Shelby Oaks Drive, Suite 200, Memphis, TN 38134

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Lew Wardlaw, 6410 Poplar Ave, Suite 1000, Memphis, TN 38119.

MOTION: Approval w/Conditions and an added Friendly Amendment
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

Item 3 – APPROVED AS AMENDED

Item 4: CASE #: S.A.C. 15-606 (Companion Case PD 15-308)
Request: To vacate a 150' x 60' of Linden Avenue ROW.
Location: 355.41 feet south of the intersection of the west line of Wagner Place
Applicant: One, Beale, LLC and Center City Revenue Finance

Applicant Representative: Corporation
Cindy Reaves, SR Consulting LLC
5909 Shelby Oaks Drive, Suite 200, Memphis, TN
38134

Chairman McCreery recognized the following persons who spoke from the audience in support of the case.

Chase Carlisle, 263 Wagner Place, Memphis, TN 38103.
Steve Basar, 2067 Kirby Parkway Memphis, TN
Jeremy Cavello, 200 Wagner Place, Memphis, TN 38103

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Rebecca Beaton, 80 Talbot Ave., Apt 204, Memphis, TN 38103.
Richard Cook, 262 Wagner Place, Memphis, TN 38103
Bill Gillon, 200 Wagner Place, Apt. 807, Memphis, TN 38103
Dennis Lynch, 347 N. McLean, Memphis, TN 38112
C. Riez, 1506 Monroe, Apt. 2, Memphis, TN 38104

MOTION: Approval w/Conditions
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm,
Wallace and Wilbanks

Item 4 – APPROVED

Item 7: CASE #: P.D. 15-308 (Companion Case: SAC 15-606)

Request: To permit a mixed-use development that includes a hotel, apartments, office space, restaurant, spa and on site parking & to close a section of Linden Ave.
Location: 245 & 263 Wagner Place
Applicant: Carlisle Corporation
Applicant Representative: Cindy Reaves, SR Consulting LLC
5909 Shelby Oaks Drive, Suite 200, Memphis, TN
38134

MOTION: Approval with Amendments to Conditions (4.i.), (7.a.), (8.c.) and (8.e.).
MADE BY: Pritchard
SECOND: Norcross
AYES: Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

Item 7 – APPROVED AS AMENDED

Item 8: CASE #: P.D. 15-309

Request: To permit an indoor storage and office facility in a
RU-3 zoning district
Location: 900 Reddoch Street
Applicant: Gill Properties, Inc.
Applicant Representative: Ronald Harkavy, 6060 Poplar Ave., Suite 140
Memphis, TN 38119

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Jeff Slenker, 800 Eaton St, Memphis, TN 38120.
Stella Buchignani, 766 Eaton St, Memphis, TN 38120
Bill Doe, 5486 Poplar, Apt. 3, Memphis, TN 38119
Nathan Steppach, 857 Reddoch St, Memphis, TN 38120
Jeff Word, 836 Eaton St, Memphis, TN 38120

MOTION: Approval with Conditions and Friendly Amendment to Condition
(8.A.)
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Pritchard, Sharp, Toles and Wilbanks
NAYS: Fleming, McCreery, Norcross, Trenholm, Wallace

Item 8 – DENIED WITH 5-4 VOTE

Item 9: CASE #: P.D. 15-310

Request: To allow a Planned Development for a Subaru
Dealership and other commercial uses within an
existing PD
Location: Located approximately 931 feet east of the
intersection of Misty Meadows & Hacks Cross Rd.
Applicant: Keras Children's FLP
Applicant Representative: Brenda Solomito-Basar, 2067 Kirby Parkway,
Memphis, TN 38119

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Bill Silliman, 8389 Burning Tree Lane, Memphis, TN 38125.

MOTION: Approval with Conditions
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm,

Wallace and Wilbanks

Item 9 – APPROVED

ADJOURNMENT:

There being no further business, the meeting there upon was adjourned.

MINUTES APPROVED: 8-13-15

CHAIRMAN

SECRETARY